

Town Clerk

Planning & Zoning Commission Draft Minutes 8-1-2013 1/3

**TOWN OF VERNON**  
**Planning & Zoning Commission (PZC)**  
**Minutes – Regular Meeting**  
**Thursday, August 1, 2013, 7:00 PM**  
**Council Chambers, Third Floor**  
**Memorial Building**  
**14 Park Place**  
**Rockville/Vernon, CT**

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1. Call to Order & Roll Call

- ◆ Meeting was called to order at 7:04 P.M.
- ◆ **Regular Members Present:** Francis Kaplan, Charles Bardes, Victor Riscassi Harry Thomas, William Roch and Dan Anderson.
- ◆ **Alternate Members Present:** None present.
- ◆ **Staff Present:** Leonard Tundermann, Town Planner
- ◆ **Recording Secretary:** James Krupienski

2. Administrative Actions/ Requests

- 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #5 "Other Business"

◆

- 2.2 Communications received NOT related to Agenda items

- ◆ **PZC Approval of Amended Special Permit and Modification of a Site Plan of Development for property at One Ellington Avenue.**
- ◆ **PZC Approval of Application [PZ-2013-08] of Hafiza Naheed for a Zone Change from Commercial to Planned Residential Development (PRD) for property at #25 Terrace Drive (Assessor ID: Map #07, Block #0037, Lot/Parcel #6044C)**

- 2.3 Acceptance of Minutes

- ◆ **Charles Bardes, seconded by Harry Thomas moved a motion to approve the June 20, 2013 Regular Meeting minutes. Motion carried unanimously. Dan Anderson abstained.**
- ◆ **Charles Bardes, seconded by Victor Riscassi moved a motion to approve the July 18, 2013 Regular Meeting minutes. Motion carried unanimously. Harry Thomas, Dan Anderson and William Roch abstained.**

3. Public Hearings

- 3.1 Application (PZ-2013-12) of Gary Moore for a Site Plan of Development & Special Permit to expand parking area at #1237 Hartford Turnpike (Assessor's ID: Map #46, Block #78, Lot/Parcel #23)

- ◆ **Leonard Tundermann, Town Planner read the Legal notice into the record.**

*Public Notice*  
*Town of Vernon*

*The Vernon Planning & Zoning Commission (PZC) will hold the following public hearing at its regular meeting at 7:00 PM on Thursday, August 1, 2013, in*

*the Town Hall Council Chambers on the Third Floor at 14 Park Place,  
Rockville/Vernon:*

*Application (PZ-2013-12) of Gary Moore for a Site Plan of Development &  
Special Permit to expand parking area at #1237 Hartford Turnpike (Assessor's  
ID: Map #46, Block #78, Lot/Parcel #23)*

*This PZC application is available for inspection by the public in the office of the  
Planning Department, Vernon Town Hall, 55 West Main Street, Rockville, CT.*

*Francis Kaplan, Chairperson  
Planning & Zoning Commission (PZC)*

- ◆ Dan Anderson questioned if the Hearing could take place with the Notice of Zoning Violation pending.
- ◆ Leonard Tundermann, Town Planner indicated that the commission could open the hearing, consider if the violation has been remediated or action that the applicant plans to take to correct the violation.
- ◆ Charles Bardes, seconded by Harry Thomas moved a motion to hear testimony relative to the current Zoning Violation prior to information for the application. Motion carried unanimously.
- ◆ Peter DeMallie, Design Professionals Inc, South Windsor; Judy Schuler, PE
  - Representing the Applicant and Owners.
  - Prior Approval for Site Plan in 2012 for 75 parking spaces.
  - Requesting change from 75 spaces to 90 spaces.
  - Prior approval mylar has not been recorded.
  - Met with Staff to discuss revised plans with Terry McCarthy, Town Engineer.
- ◆ Francis Kaplan requested the applicant to speak to the Zoning Violation and illegal parking of vehicles.
- ◆ Judy Schuler spoke to direction by Gary Moore to his employees to utilize the rear parking area to relief parking congestion at the businesses.
- ◆ Peter DeMalie indicated that the proposed change for the rear parking lot from used vehicle sales to restaurant overflow parking.
- ◆ Victor Riscassi was concerned that the owner proceeded with work on the rear parking area prior to the filing of the required site plan mylar.
- ◆ Judy Schuler
- ◆ Peter DeMalie indicated that a revised site plan was prepared
- ◆ Dan Anderson questioned staff regarding how many of the original fifteen (15) prior application stipulations had been completed.
- ◆ Leonard Tundermann, Town Planner reviewed the specific conditions and modifications that had been completed and the reason for not filing the required mylar.
- ◆ Dan Anderson questioned the necessary action to remove the Zoning Violation.
- ◆ Leonard Tundermann, Town Planner indicated the applicant would need to remove the vehicles from the area until final construction approvals have been granted.
- ◆ Dan Anderson indicated that he was not comfortable acting on the proposed application until the Zoning Violation has been corrected.
- ◆ Francis Kaplan
- ◆ Peter DeMallie indicated that the adjacent neighbors have been contacted and the proposal has been reviewed with them.

- Adding additional spaces to the rear of the parcel.
- Parking has been moved away from the neighbors.
- Parking area has been lowered 2' in height which also affects the height of the proposed lighting.
- One additional landscape island being added.
- ◆ Charles Bardes, seconded by Harry Thomas moved a Motion to continue the application to the August 15, 2013 Meeting. Motion carried unanimously.

4. Other Business

- ◆ None

4.1 Receipt of Application

- ◆ None

4.2 Additional business to be considered should be introduced under PZC meeting agenda item “#2.1 Amendment / Adoption of Agenda” at the beginning of the meeting.

5. Adjournment.

- ◆ Charles Bardes, seconded by William Roch moved a Motion to Adjourn. Motion carried unanimously.
- ◆ Meeting Adjourned at 7:39 P.M.

James Krupienski  
Recording Secretary